

OUTLINE DEVELOPMENT PLAN

STONERIDGE SUBDIVISION

Town of Firestone, County of Weld, State of Colorado

SHEET 1 of 3

3253233 01/14/2008 03:01P Weld County, CO
1 of 4 R 41.00 D 0.00 Steve Moreno Clerk & Recorder

DEVELOPER

BEST BUY HOMES, LLC
CONTACT: BAILEY DOTSON
1011 S. VALENTIA # 36
DENVER, CO 80231
(303) 751-9910

OWNER

GRANT NIVEN
215 S.W. YORKSHIRE ROAD
TOPEKA, KS 66606
(785) 272-3644

TECHNICAL CONSULTANTS

SCOTT D. LARSON, P.E.
BENCHMARK OF CHEYENNE, P.C.
1920 THOMAS AVENUE, SUITE 620
CHEYENNE, WY 82001
(307) 634-9064

MARK A. AUMEN, AICP
THE NORRIS DULLEA COMPANY
710 WEST COLFAX AVENUE
DENVER, CO 80204
(303) 892-1166

LARRY PEPEK, PLS
KING SURVEYORS
9299 EASTMAN PARK DRIVE
WINDSOR, CO 80550
(970) 686-5011

DEAN PARSON, P.E.
TERRACON
301 N. HOWES
FORT COLLINS, CO 80521
(970) 484-0359

PROJECT CONCEPT

This project is intended to provide a single-family residential development in this area of the Town of Firestone. The residential types are intended to provide an architectural type consistent with modern subdivisions found in the Firestone and Longmont regions. The design and size of housing will vary in order to provide a range of prices to meet the needs of the Town and the surrounding area. Please note that the road and lot layouts are schematic and may vary at the time of the Final Development Plan.

This development plan includes Annexation to the Town of Firestone and is located within the ultimate development area the Town of Firestone.

Existing structures include a rural residential house, small shops and sheds for livestock, and livestock pens. Local irrigation structures traverse through portions of this site. Irrigation service for downstream properties shall not be illegally altered or removed by development. No other existing structures facilities are to remain with the development of this project. Gas well sites and flowlines (may be re-routed) are will remain after development.

The site density will transition from larger lots along the Birch Street and Sable Avenue transitioning to smaller lots in the southeastern portion of the site.

REGIONAL IMPACTS

This project will be consistent with the Town of Firestone Comprehensive Plan. Both short and long term development of the residential areas within this property will be complementary to this region and they will provide a necessary residential base for the Town of Firestone and the expanding employment centers of this region. Additional information is provided by the 'Economic Impact Assessment - Stoneridge Development' by BenchMark of Cheyenne P.C. dated May 2002. Traffic impacts are discussed in detail with the 'Traffic Study - Stoneridge Annexation' by Western Research and Development, Ltd., dated October 22, 2002.

UTILITIES AND SERVICE REQUIREMENTS

The following is a general description of the utility systems and public services intended to serve the project. The following entities would provide the following services:

Police Protection	Town of Firestone
Potable Water	Town of Firestone
Street Maintenance	Town of Firestone
Park Maintenance	Town of Firestone or Home Owners Association
Sanitary Sewer	St. Vrain Sanitation District
Fire Protection	Mountain View Fire District
Schools	St. Vrain Valley School District
Electric	United Power
Natural Gas	Kinder Morgan
Telephone	Qwest

Gas, electric, telephone, and cable TV services are expected to enter the site from existing facilities within the adjacent road right-of-ways and existing utility easements. Sanitary sewer service will be provided from a sanitary sewer main existing in the east portion of this site. Water services are expected to be provided by extending existing Town of Firestone and Central Weld County Water District water lines from the Monarch Estates Subdivision to this site.

BUILDING HEIGHT

As required by Town Development Standards, the following height guidelines would be included with this development plan:

Residential Areas - Maximum Height = 38 feet

LAND USE - ZONING - DENSITY

Current land use is agricultural. The proposed land use is a single-family residential development. The proposed zoning for single-family areas is R-A with a maximum gross density of 3.0 units per acre. The proposed zoning is concurrent with the Town development master plan for this area. Adjacent zoning of this property is shown on sheet 2 & 3 of this ODP.

LAND-USE TABLE

% OF TOTAL	USE	SQ.FT.	ACRES	OWNER	MAINT.
84.78					
10.00	SINGLE-FAMILY RESIDENTIAL*	5,740,441	131.782	HOA	HOA
TBD	PARK / OPEN SPACE	677,097	15.544	TOWN	TOWN
5.22	RIGHT-OF-WAY	TBD	TBD	TOWN	TOWN
TBD	GAS WELL SITE SETBACKS	353,429	8.114	HOA	HOA
100.00	OTHER TRACTS AREAS	TBD	TBD	TBD	TBD

*Includes adjacent and total road right-of-way of 155,440

Average expected single-family lot size is from 8,000 to 9,000 sq.ft.

ENVIRONMENTAL INFORMATION

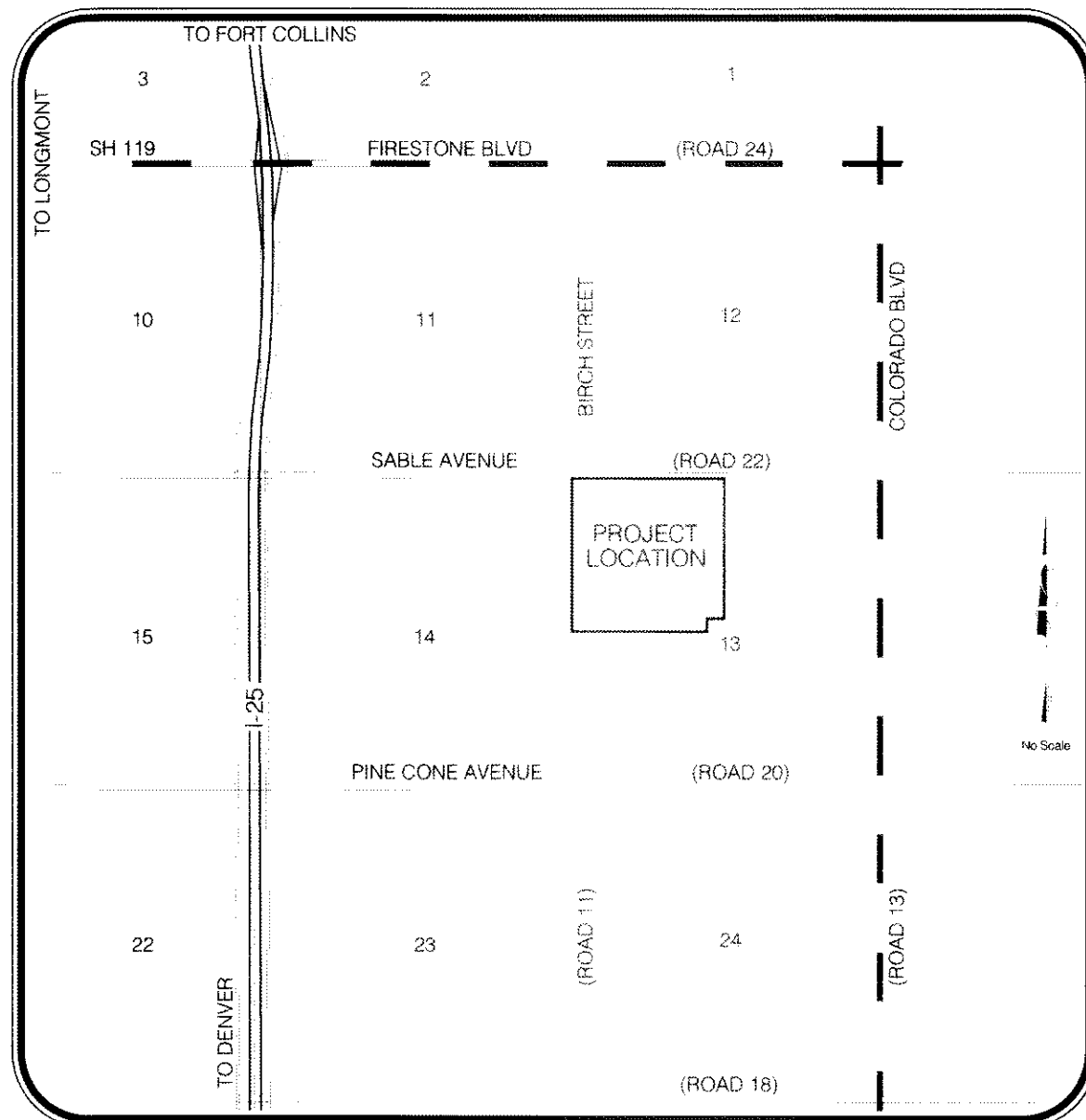
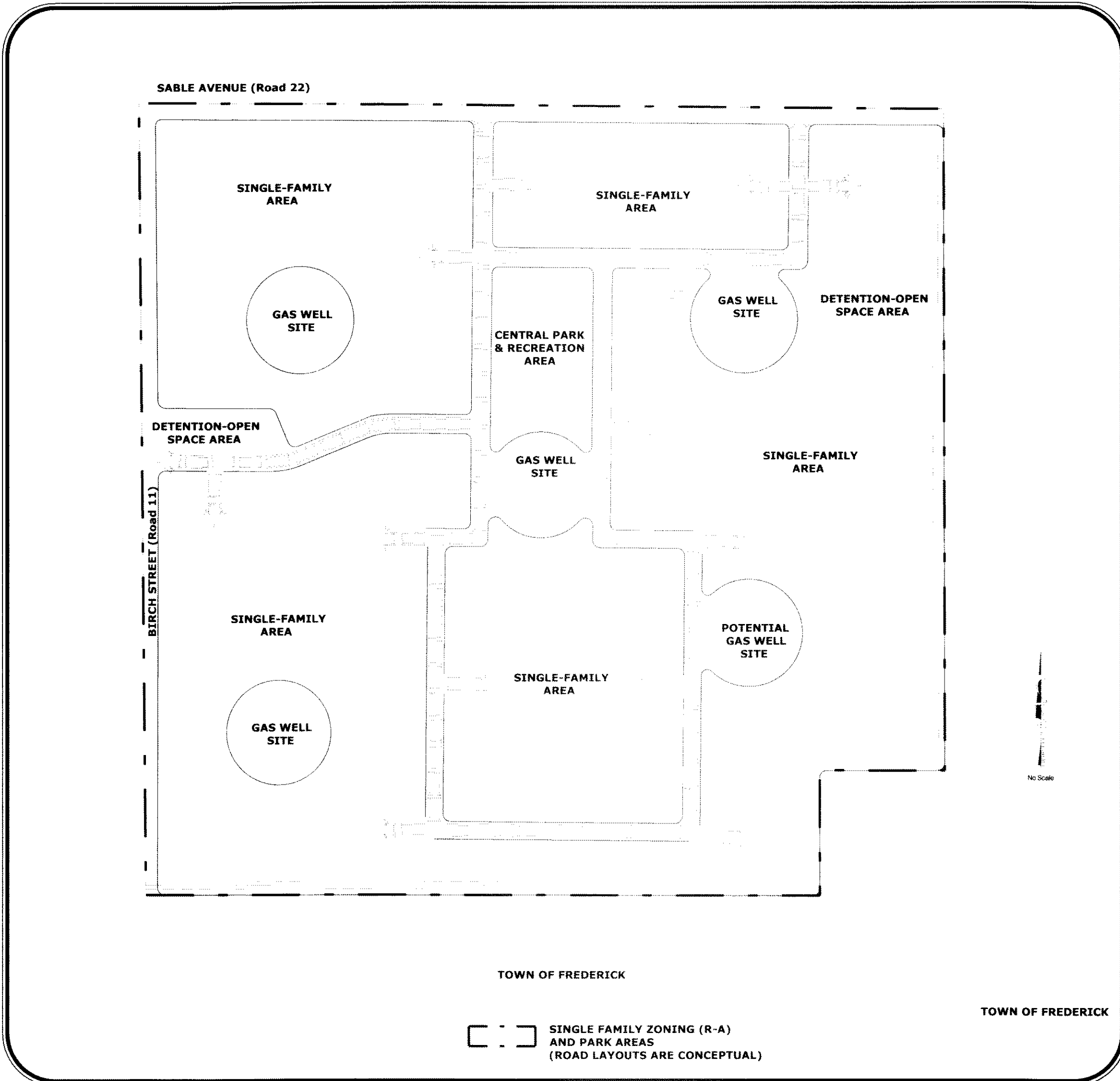
Environmental impacts expected with this project are typical of the rural to residential developments seen in the Front Range area of Colorado. The existing site is predominately open farmland and pasture. No wetlands were found with the initial site investigation. Additional impacts are discussed in detail in the Phase 1 Environmental Impact Site Assessment - Stoneridge Subdivision Southeast of WCR 11 and WCR 22 Firestone, Weld County, Colorado - Project No. 20017767 by Terracon, dated November 29, 2001. Additional environmental investigations for potential pollution or contamination shall be made prior to approval of the Preliminary Development Plan.

PARK DEVELOPMENT

Park, open space, and trail areas shall be developed around a centrally located park and complimentary trail system. Park and open space dedication shall be 10% of gross development. Maintenance shall be the responsibility of the Home Owners Administration or the Town of Firestone as determined at the time of the Final Development Plan(s)-Final Plat(s). All park, open space, and trail areas shall be developed with Final Plat construction, unless otherwise approved by the Town of Firestone.

DRAINAGE AND GRADING CONCEPT

This area has a distinct ridge line located in the west central portion of this site that runs the entire north-south length of the property. From the ridge line, relatively uniform grades exist to both the east and west property lines. The conceptual grading plan follows the existing topography of the site. Stormwater runoff from developed residential basin areas is to be routed through detention facilities located along the western property line and eastern property line. A full stormwater management plan is to be developed with the preliminary development plan and final development plan for this site.



CIRCULATION SYSTEM

A conceptual street layout is shown with this ODP. The conceptual layout involves the following highlights:

- Two access points along Sable Avenue (Road 22) for the residential sections of Stoneridge Subdivision.
- A single access point along Birch Street (Road 11) for the residential sections of Stoneridge Subdivision.
- Direct lot access to Birch Street and Sable Avenue will not be allowed.
- Internal roadways will circulate around smaller sub-areas within the development.

All internal road right-of-ways are 54 feet. Street width will be 36 feet from flowline to flowline. Additional right-of-way will be granted from this site for Birch Street and Sable Avenue to meet their ultimate width of 100'.

TRANSPORTATION, PARK, AND TRAILS SUB-AREA PLANS

The conceptual park and trail system proposed for this development include a centrally located park and recreation area. Off-street pedestrian trail access and open space areas are provided to allow for off-street pedestrian movement from all portions of the site. A potential trail system around the site perimeter may be included to allow for an off-street pedestrian access walking & biking system around the perimeter of the residential areas. This conceptual trail plan will allow for additional connections as adjacent properties are development and a master plan to establish park locations, access, and trail networks for this area of the Town of Firestone is developed.

DEVELOPMENT SCHEDULE

The project is proposed to be developed in phases beginning after acceptance of the final plat. Portions of the site may be separated out into Filings for targeted development. Phasing will be coordinated to meet the interests of the Town of Firestone.

LEGAL DESCRIPTION

A parcel of land being part of the Northwest Quarter (NW1/4) of Section Thirteen (13), Township Two North (T.2N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 13 and assuming the North line of said NW1/4 as bearing South 89°31'25" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2699.37 feet with all other bearings contained herein relative thereto. From said Northwest Corner the West Quarter Corner of said Section 13 bears South 00°30'11" East a distance of 2650.68 feet:

THENCE South 00°30'11" East along the West line of said NW1/4 a distance of 30.00 feet to the intersection with the Southerly Right-Of-Way (ROW) line of Sable Avenue (formerly Weld County Road #22);

THENCE South 89°31'25" East along the Southerly ROW line of Sable Avenue a distance of 30.00 feet to the intersection with the Easterly ROW line of Birch Street (formerly Weld County Road #11). Said point being the TRUE POINT OF BEGINNING:

THENCE continuing South 89°31'25" East along the Southerly ROW line of said Sable Avenue a distance of 2669.16 feet to the intersection with the East line of said NW1/4;

THENCE South 00°06'24" East along the East line of said NW1/4 a distance of 2183.38 feet to the Northeast Corner of that parcel of land as described within Warranty Deed as recorded May 20, 1999 as Reception Number 2694995 of the records of the Weld County Clerk and Recorder (WCCR). From said point the Center Quarter Corner of said Section 13 bears South 00°06'24" East a distance of 420.00 feet;

THENCE along the Northerly and Westerly line of the aforesaid parcel of land by the following Two (2) courses and distances:

THENCE North 89°53'17" West a distance of 420.00 feet;

THENCE South 00°06'24" East a distance of 420.00 feet to the South line of said NW1/4 and being the Southwest Corner of the aforesaid parcel of land. From said point the Center Quarter Corner of said Section13 bears South 89°53'17" East a distance of 420.00 feet;

THENCE North 89°53'17" West along the South line of said NW1/4 a distance of 2230.92 feet to the intersection with the Easterly ROW line of said Birch Street. From said point the West Quarter Corner of said Section 13 bears North 89°53'17" West a distance of 30.00 feet;

THENCE North 00°28'14" West along the Easterly ROW line of said Birch Street a distance of 0.32 feet;

THENCE North 00°30'11" West along the Easterly ROW line of said Birch Street a distance of 2620.17 feet to the TRUE POINT OF BEGINNING.

Said described parcel of land contains 155.440 Acres, more or less (+/-).

ACCEPTANCE BLOCK AND NOTARY

By signing this ODP, the owner(s) acknowledge and accept all the requirements and intent set forth herein.

Grant V. Niven and Margret L. Niven as Co-Trustees of the Grant V. Niven Revocable Trust u/a dated March 26, 2002, and Margret L. Niven and Grant V. Niven as Co-Trustees of the Margret L. Niven Revocable Trust u/a dated March 26, 2002 and Elda Mae Johnson and the Elizabeth N. Doores Trust under agreement dated October 8, 1996.

By: Grant V. Niven
GRANT V. NIVEN
As Co-Trustee of the Grant V. Niven Revocable Trust, as Co-Trustee of the Margret L. Niven Revocable Trust, and by his Power-of-Attorney on behalf of Elda Mae Johnson and the Elizabeth N. Doores Trust.

By: Margret L. Niven
MARGRET L. NIVEN
As Co-Trustee of the Grant V. Niven Revocable Trust, as Co-Trustee of the Margret L. Niven Revocable Trust.

ACKNOWLEDGMENT

State of Kansas)
County of Weld) ss

The above and foregoing signatures of Grant V. Niven and Margret L. Niven

was subscribed and sworn to before

me this 26 day of September, 2002

Witness my hand and official seal

My commission expires on: 9/1/03

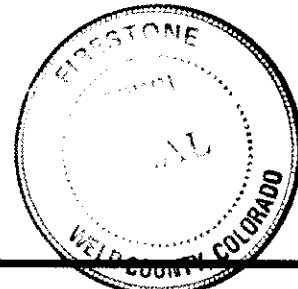
Scott L. Burnett
Notary Public
State of Kansas
My Appt. Expires 9/1/03

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this

26 day of September, 2002

Mayor Mike Agent: Town Clerk Judy Heywood



BENCHMARK ENGINEERING • SURVEYING • PLANNING 1800 Thomas Avenue, Suite 630 • Cheyenne, Wyoming 82001 (307) 634-4044 • Fax (307) 778-8010 E-MAIL: info@benchmarkinc.com Copyright © 2003 by Benchmark of Cheyenne, P.C.		
Stoneridge Subdivision Outline Development Plan		
ODP MAP SHEETS ODP TEXT		
FIRESTONE	WELD COUNTY	COLORADO
Firestone Information Block		
Name of Submittal: Stoneridge Subdivision		
Type of Submittal: O.D.P.		
Filing Number:	Master Plan	
Phase Number:		
Preparation Date:	3/12/02	
Sheet Title:	O.D.P. Map Sheets - Text	
Revision Date:	9/05/02 - TOWN COMMENTS	
Revision Date:	9/19/02 - TOWN COMMENTS	
Revision Date:	4/25/03 - TOWN COMMENTS	
Revision Date:		
Sheet 1 of 4		

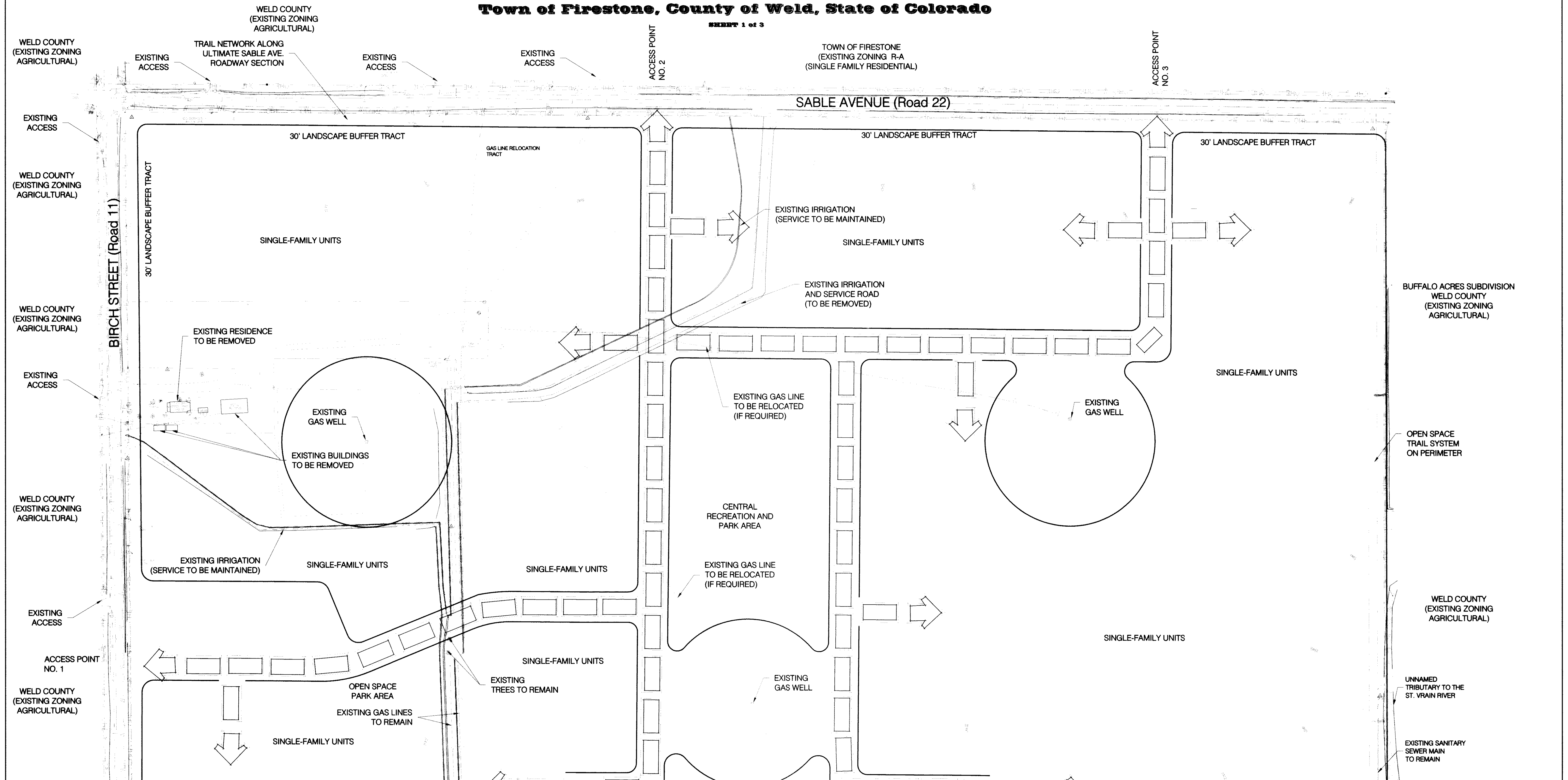
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OUTLINE DEVELOPMENT PLAN STONERIDGE SUBDIVISION

Town of Firestone, County of Weld, State of Colorado

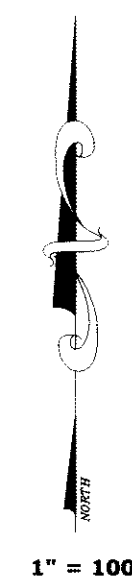
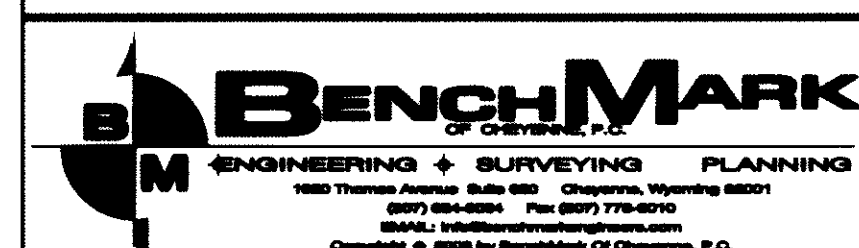
SHEET 1 of 3



NOTES:

- INTERNAL STREET R.O.W. = 54'.
- DOUBLE POINT ACCESS TO SABLE AVENUE.
- SINGLE POINT ACCESS TO BIRCH STREET.
- ALL EXISTING TREES, BUILDINGS, AND IRRIGATION STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ADDITIONAL CONNECTIONS TO THE OPEN SPACE TRAIL SYSTEM TRACTS ARE TO BE PROVIDED FROM PROPOSED STREETS AND CUL-DE-SAC AS NEEDED.
- LOTS ADJACENT TO BIRCH STREET ARE SUBJECT TO A 50' BUILDING SETBACK FROM THE ULTIMATE ROAD RIGHT-OF-WAY.
- ROADWAY, PARK, AND TRAIL NETWORKS ARE CONCEPTUAL AND MAY VARY WITH THE PRELIMINARY OR FINAL DEVELOPMENT PLAN.

GROSS ACREAGE OF SINGLE-FAMILY ZONED AREA IS 159.05 ACRES.



LEGEND	
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	STORM MANHOLE
	WATER MANHOLE
	GAS METER
	WATER METER
	LIGHT POLE
	TEST HOLE
	VALVE BOX
	SPRINKLER HEAD
	TELEPHONE MANHOLE
	SIGN
	SURVEY CONTROL POINT
	TELEPHONE PEDESTAL
	POWER POLE
	MAILBOX
	FOUND PIN
	CONCRETE SLAB
	SANITARY SEWER LINE
	STORM SEWER LINE
	WATER LINE
	GAS LINE
	OVERHEAD POWER LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND POWER LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND FIBER OPTICS LINE
	UNDERGROUND CABLE TV
	EXISTING CONTOUR
	EDGE OF ASPHALT
	DECIDUOUS TREE
	EVERGREEN TREE
	SHRUB

Stoneridge Subdivision Outline Development Plan

ODP MAP SHEETS SITE PLAN

FIRESTONE WELD COUNTY COLORADO

Firestone Information Block	
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Revision Date:	10/03/03 - TOWN COMMENTS
Revision Date:	

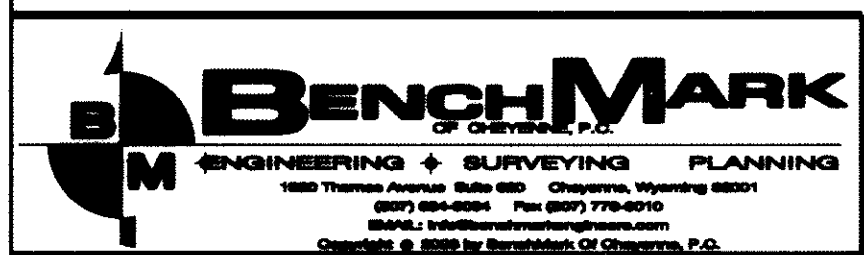
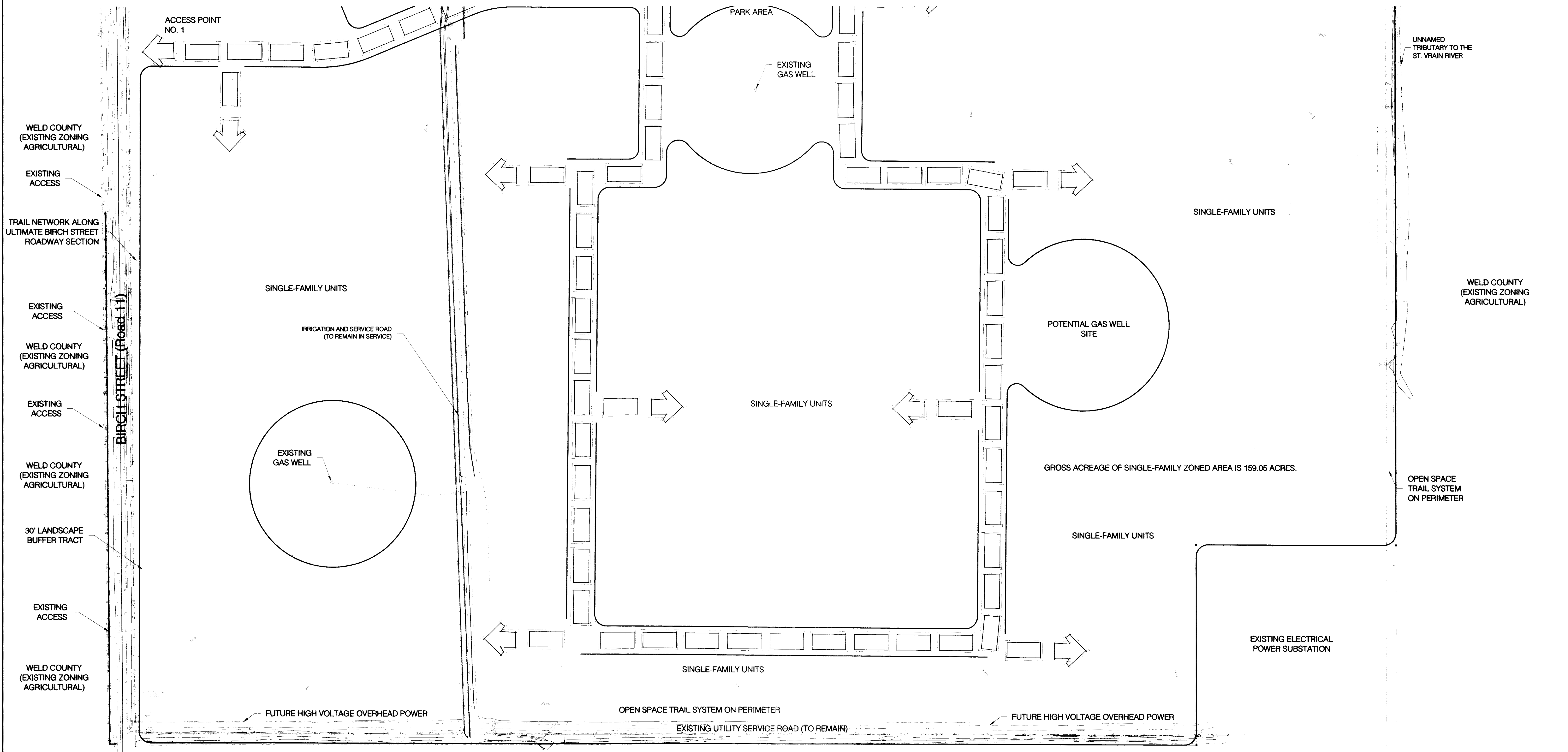
Sheet 2 of 4

OUTLINE DEVELOPMENT PLAN

STONERIDGE SUBDIVISION

Town of Firestone, County of Weld, State of Colorado

SHEET 1 of 3



JOHNSON FARM ANNEXATION
TOWN OF FREDERICK
(EXISTING ZONING
AGRICULTURAL)

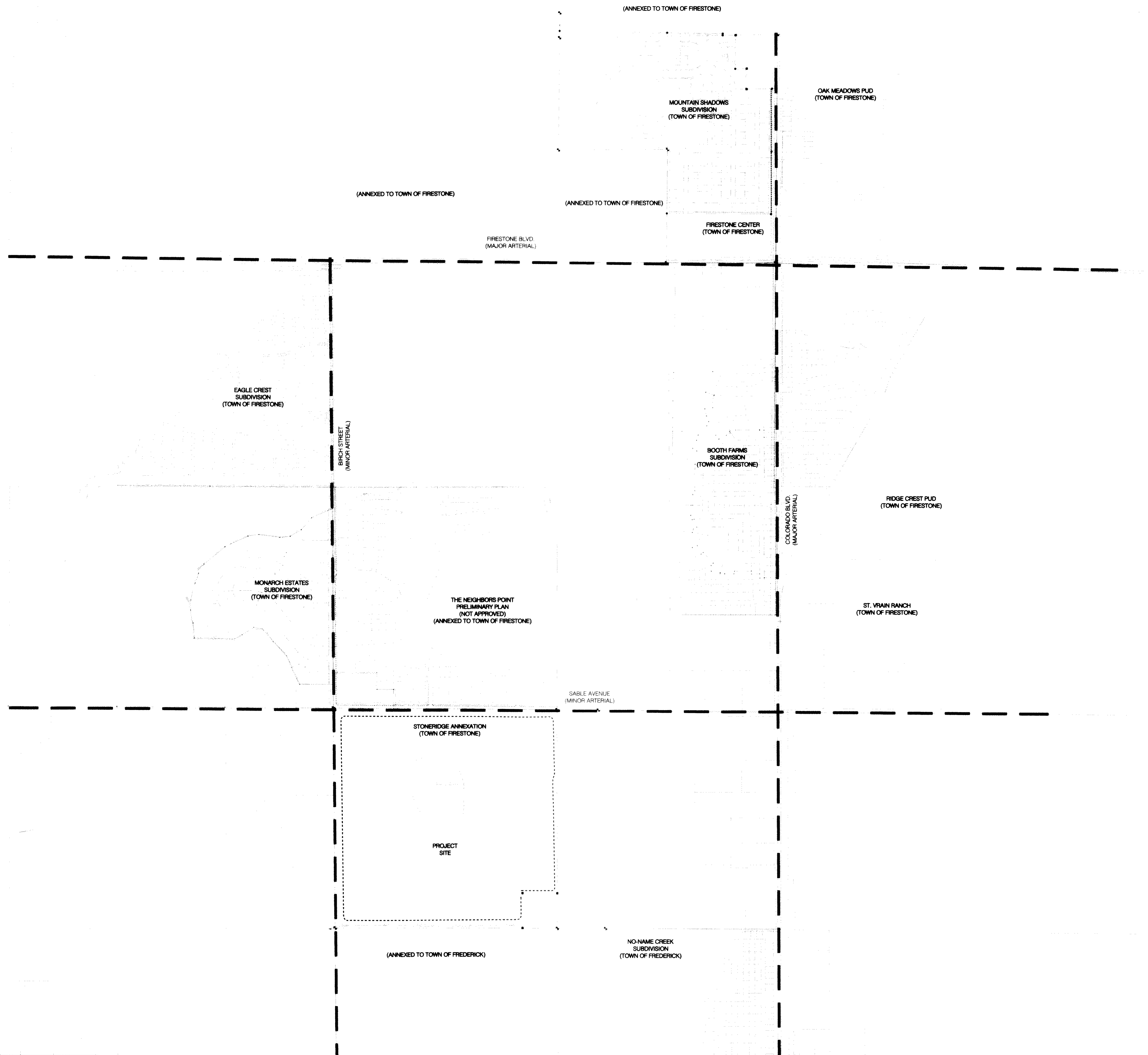


LEGEND	
1. FIRE HYDRANT	1. SANITARY SEWER LINE
2. WATER VALVE	2. STORM SEWER LINE
3. SINKER MANHOLE	3. WATER LINE
4. STORM MANHOLE	4. GAS LINE
5. WATER MANHOLE	5. OVERHEAD POWER LINE
6. GAS METER	6. OVERHEAD TELEPHONE LINE
7. WATER METER	7. OVERHEAD UTILITY LINE
8. LIGHT POLE	8. UNDERGROUND TELEPHONE LINE
9. TEST HOLE	9. UNDERGROUND POWER LINE
10. VALVE BOX	10. UNDERGROUND FIBER OPTICS LINE
11. SPRINKLER HEAD	11. EXISTING CONTOUR
12. TELEPHONE MANHOLE	12. EXISTING CONTOUR
13. SIGN	13. EDGE OF ASPHALT
14. SURVEY CONTROL POINT	14. DECIDUOUS TREE
15. TELEPHONE PEDESTAL	15. EVERGREEN TREE
16. POWER POLE	16. SHRUB
17. MAILBOX	
18. FOUND PIN	
19. CONCRETE SLAB	

- NOTES:
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 - LOTS ADJACENT TO BIRCH STREET ARE SUBJECT TO A 50' BUILDING SETBACK FROM THE ULTIMATE ROAD RIGHT-OF-WAY.
 - ROADWAY, PARK, AND TRAIL NETWORKS ARE CONCEPTUAL AND MAY VARY WITH THE PRELIMINARY OR FINAL DEVELOPMENT PLAN.

- JOHNSON FARM SUBDIVISION
TOWN OF FREDERICK
(EXISTING ZONING
RESIDENTIAL DISTRICT)
- FUTURE HIGH VOLTAGE ELECTRIC TRANSMISSION WILL BE OWNED BY TRI-STATE GENERATION AND IS CURRENTLY PROPOSED TO CONNECT WITH AND CONTINUE ALONG, THE FIRESTONE TRAIL NEAR COLORADO BLVD (ROAD 13). THIS POWER LINE IS INSTALLED TO MEET THE PRESENT AND FUTURE DEMAND FOR ELECTRIC POWER IN THIS REGION.
 - GROSS ACREAGE OF SINGLE-FAMILY ZONED AREA IS 159.05 ACRES.

Stoneridge Subdivision Outline Development Plan	
ODP MAP SHEETS SITE PLAN	
FIRESTONE	WELD COUNTY COLORADO
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Revision Date:	
Sheet 3 of 4	



LEGEND

ROADWAYS

1" = 1000'

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BENCH@BENCHMARKENGINEERING.COM
BENCHMARK & BENCH BY BENCHMARK OF COLORADO, CO.

**Stoneridge Subdivision
Outline Development Plan**

**ODP MAP SHEETS
TRANSPORTATION,
PARKS, AND TRAIL PLAN**

FIRESTONE WELD COUNTY COLORADO

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Sheet 4 of 4

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